

Memorandum

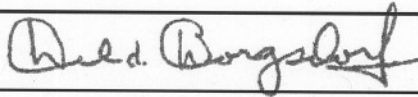
TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen
Sara L. Hensley

SUBJECT: ANIMAL CARE CENTER
LANDSCAPE IMPROVEMENTS
PHASE II PROJECT

DATE: 09-07-05

Approved



Date

9-9-05

Council District: Citywide

RECOMMENDATION

Report on bids and award of contract for the Animal Care Center Landscape Improvements Phase II Project to the low bidder, Planned Environments, Inc. to include the base bid and Add Alternate No.1, in the amount of \$335,390, and approval of a contingency in the amount of \$30,000.

CEQA: H01-01-003.

BACKGROUND

The San José Animal Care Center is located in south San José on Monterey Road between Umbarger and Lewis Roads (map attached). The development of the site is a result of the discontinuance of animal shelter and field services previously provided by the Humane Society Silicon Valley. In December 1998, the Humane Society notified the City that it would discontinue services to the City due to changes in State law. On July 1, 2001, the City assumed responsibility for all field related animal control services. On October 1, 2004, the City assumed all sheltering and adoption responsibilities.

In June 2000, the site on Monterey Road was selected and acquired for the City's Animal Care Center. In June 2001, the Site Grading and Utility Package was awarded and construction was completed in late September 2001. In October 2002, the bid for the Building and Site Improvements Package was awarded. In order to keep the project within the appropriated budget, all landscaping was eliminated from the bid package. To prepare the site for a fall 2004 grand opening, the Landscape Improvements Phase I package included landscape and irrigation improvements to the front entry area and interior courtyard of the building only. This contract, utilizing current funding remaining in the animal program budget, will complete the irrigation and landscape improvements for the remainder of the site.

The Animal Care Center Landscape Improvements Phase II Project includes site preparation, drainage improvements, dog run turf and fencing, irrigation and landscaping. Construction is scheduled to begin in October with completion in April 2006.

In addition to the base bid scope of work, there is one Add Alternate bid item as follows:

Add Alternate No. 1: Plant size substitution

All professional and technical services for this project are being performed by the Department of Public Works staff and include design and preparation of construction documents, construction management and inspection of the work.

ANALYSIS

Bids were opened on August 4, 2005 with the following results:

<u>Contractor</u>	<u>Base Bid Amount</u>	<u>Add Alt. No. 1</u>	<u>Total Bid</u>	<u>Variance Amount</u>	<u>Over/ (Under) Percent</u>
Blossom Valley Construction, Inc. (San José)	\$393,568	\$27,015	\$420,583	\$87,583	26
Scapes, Inc. (Half Moon Bay)	348,939	11,250	360,189	27,189	8
Cleary Brothers Landscape, Inc. (Danville)	347,175	8,800	355,975	22,975	7
Lone Star Landscape, Inc. (San Martin)	325,000	10,000	335,000	2,000	1
B&B Landscape Contractors, Inc. (San José)	320,305	12,000	332,305	695	1
Planned Environments, Inc. (Lafayette)	314,312	21,078	335,390	2,390	1
Engineer's Estimate	305,000	28,000	333,000	--	

The low bid submitted by Planned Environments, Inc., in the amount of \$314,312 for the base bid is three percent over the Engineer's Estimate. Add Alternate No. 1 is recommended for award because the project budget is sufficient to accommodate this addition to the project. The bid is considered acceptable for the work involved in the project.

Council policy provides for a standard contingency of 10 percent on public works building projects. The standard contingency is appropriate for this project. The funds budgeted for this project are sufficient to provide for the recommended contingency.

OUTCOME

Approval of this construction contract to Planned Environments, Inc. will enable the Animal Care Center Landscape Improvements Phase II Project to be implemented with scheduled completion in April 2006. Approval of the ten percent contingency will provide funding for unforeseen conditions during construction of this project.

PUBLIC OUTREACH

To solicit contractors, this project was listed on the City's Internet Bid Line and advertised in the *San José Post Record*. Bid packages for all Department of Public Works construction projects are provided to various contractor organizations and builder's exchanges.

COORDINATION

This project and memorandum have been coordinated with the Departments of Finance and Planning, Building and Code Enforcement, the City Attorney's Office and the City Manager's Budget Office.

COST IMPLICATIONS

1. AMOUNT OF RECOMMENDATION: \$335,390

2. COST OF PROJECT:

Project Delivery	\$115,000
Construction	335,390
Contingency	<u>30,000</u>
TOTAL PROJECT COSTS	\$480,390
Prior Year Expenditures	(0)
REMAINING PROJECT COSTS	\$480,390

3. SOURCE OF FUNDING: 001 – General Fund

4. FISCAL IMPACT: This project is consistent with the Council-approved Budget Strategy Economic Recovery section in that it will spur construction spending in our local economy. The proposed operating and maintenance costs of this project have been reviewed and estimated to be approximately \$12,000 annually, beginning in April 2006. If the maintenance resources required for this facility are not forthcoming, the maintenance of this facility will be absorbed by the Department of Parks, Recreation and Neighborhood Services. There will be a corresponding drop in the maintenance level of other facilities, particularly in the immediate area, to accommodate the maintenance of these new improvements.

HONORABLE MAYOR AND CITY COUNCIL

09-07-05

Subject: Animal Care Center Landscape Improvements Phase II Project

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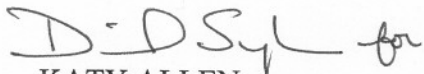
BUDGET REFERENCE

Fund #	Appn. #	Appn. Name	Total Appn.	Amt. For Contract	2005-2006 Proposed Operating Budget (Page)	Last Budget Action (Date, Ord. No.)
001	3066	Animal Care and Service Program	\$5,785,601	\$335,390	P. IX-10	MBA #60 6/21/05*

* The 2005-2006 Adopted Operating Budget for this appropriation includes a rebudget of \$496,060 which was approved by the City Council on June 21, 2005.

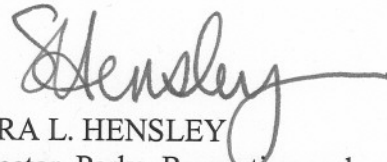
CEQA

H01-01-003.



KATY ALLEN

Director, Public Works Department



SARA L. HENSLEY

Director, Parks, Recreation and
Neighborhood Services Department

Attachment

KJ:wt:lr

Animal Care Center II Award AA1.doc